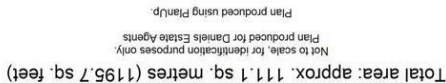


England & Wales		EU Directive 2002/91/EC	
Potential	Current	<i>Very energy efficient - lower running costs</i>	
		<i>Not energy efficient - higher running costs</i>	
86	71	A (92 plus)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	





A superb three bedroom semi-detached family home extended to the rear ground floor providing flexible open plan accommodation whilst retaining a separate reception room. The property also provides a beautifully well maintained south facing garden, loft space with scope for conversion and ground floor cloakroom. Offered for sale chain free and within catchment for both Oakwood Primary and Beaumont secondary schools.

Entrance Hall

A hard wood front door with windows to side. Additional double glazed window to side. Stairs to first floor. Cupboard housing washing machine. Tiled flooring. Radiator.

Living Room

Double glazed bay window to front. Fire place. Wooden flooring.

Cloakroom

Double glazed window to side. Wash hand basin. WC. Down lighters. Extractor fan. Tiled flooring.

Open plan Kitchen/Dining/Family Room

Fire place. Vertical radiator and under floor heating. Vinyl and tiled flooring. Bi-fold doors to rear. Velux windows. Double glazed window to side. Wall lights. A range of wall and base units with wooden work tops. Stainless steel sink unit with mixer tap and tiled splash backs. Free standing Rangemaster oven and gas hob. Integrated dishwasher. Space for fridge.

Landing

Double glazed window to side. Access to part boarded loft via drop down ladder, also contains combination boiler. Doors to:-

Bedroom One

Double glazed bay window to front fire place. Radiator. Laminate flooring.

Bedroom Two

Double glazed window to rear. Radiator. A fitted range of wardrobes. Radiator. Laminate flooring.

Bedroom Three

Double glazed window to front. Radiator. Laminate flooring.

Bathroom

Double glazed window to rear. Panelled bath with shower over and side fill mixer tap. Wash hand basin. WC. Down lighters. Radiator. Part tiled walls and tiled flooring.

Rear Garden

A stunning south facing rear garden mainly laid to lawn with well stocked borders containing established trees, plants and flowers. Patio area with fencing to all boundaries. Side access via pathway and secure gate.

Front

Small low maintenance front garden with well stocked planter and front retaining brick wall.

Parking

Ample on street parking available.

